

Enford Street, Marylebone WIH





Enford Street, Marylebone **WIH**

A stunning duplex apartment with extensive outside space in the heart of Marylebone. This well-appointed home showcases three spacious bedrooms with built in wardrobes, two with en suite bathrooms and an additional shower room. The modern reception, kitchen and dining room offer a bright, open entertaining space. The highlight of the property is the spacious roof terrace, offering enviable views over Marylebone.

Enford Street is ideally located for the shops and restaurants of Marylebone Village, as well as the greenery of Regent's Park. There are excellent transport links from the nearby Marylebone, Baker Street and Edgware Road stations, making it easy to get around London.



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Guide price: £2,450,000

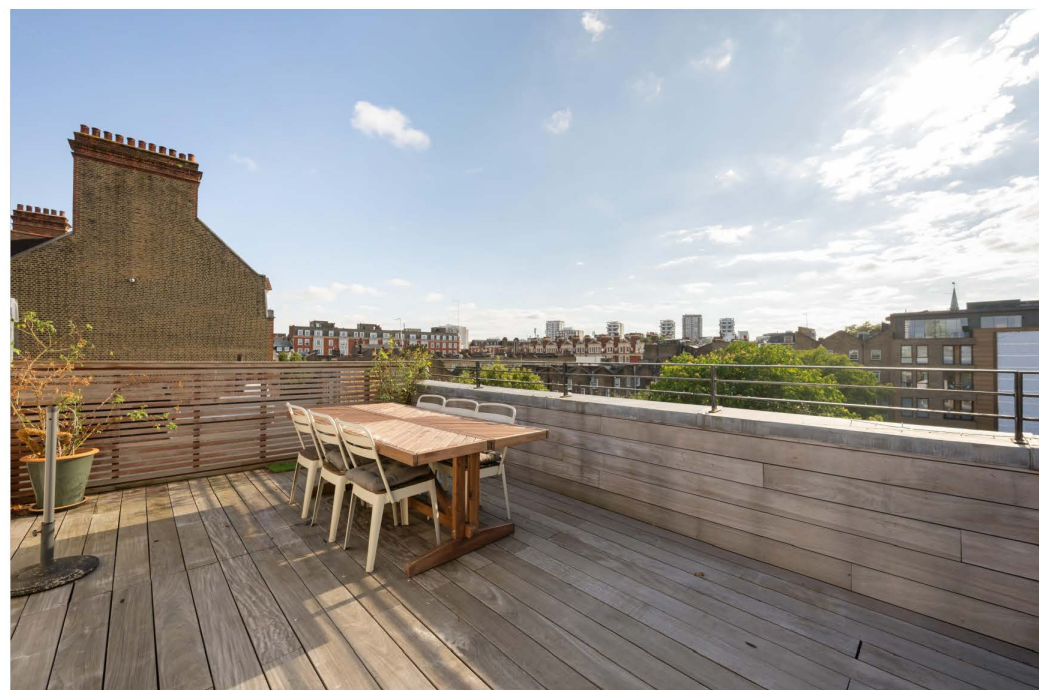
Tenure: Leasehold: approximately 244 years remaining

Service charge: £3,618 per annum, reviewed every year, next review due 2024

Ground rent: £400 per annum, reviewed every year, next review due 2024

Local authority: City of Westminster

Council tax band: G



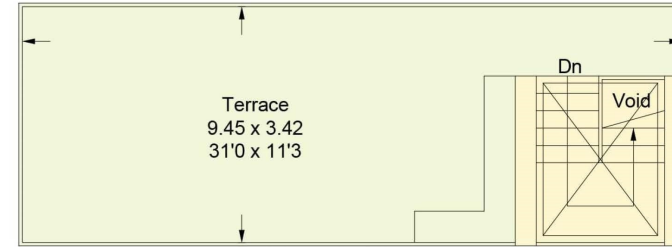




Enford Street, W1H

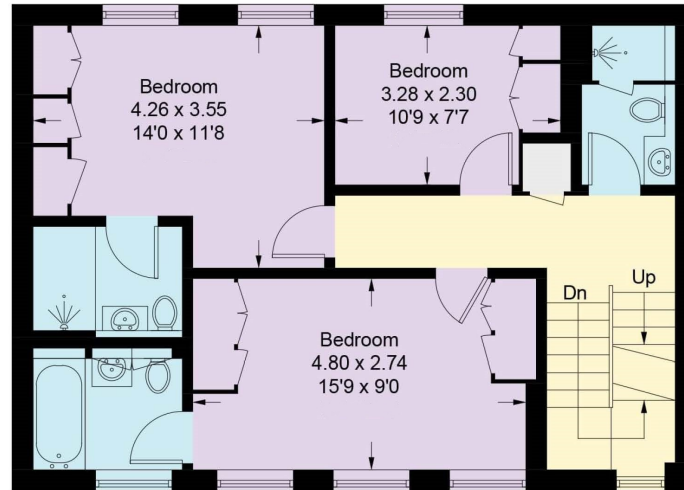
**Approximate Gross Internal Floor Area 122.2 sq m / 1,315 sq ft
Including Limited Use Area (3.8 sq m / 41 sq ft) Excluding Void**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



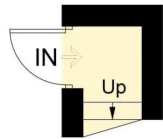
Fourth Floor

Approximate Area = 3.8 sq m / 41 sq ft
(Excluding Void)



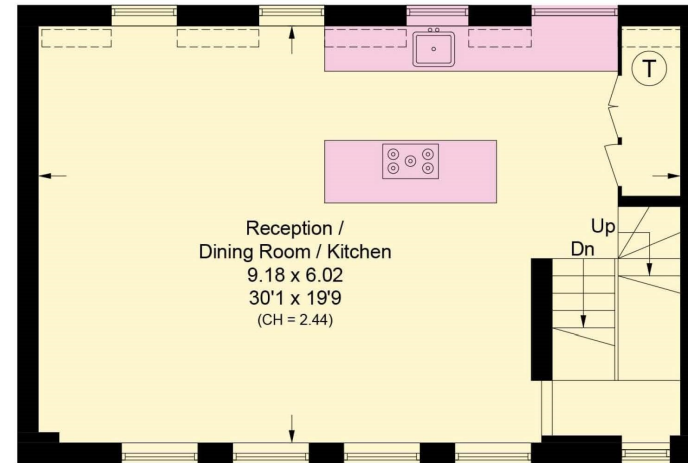
Second Floor

Approximate Area = 60.2 sq m / 648 sq ft
Including Limited Use Area (1.0 sq m / 11 sq ft)



First Floor

Approximate Area = 1.4 sq m / 15 sq ft



Third Floor

Approximate Area = 56.8 sq m / 611 sq ft
Including Limited Use Area (2.8 sq m / 30 sq ft)

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated September 2024.

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